

**Agenda
Planning Board
August 24, 2020**

**Agenda Item #4C
Approval of Minutes**

July 29, 2020

1 DRAFT

2 CITY OF LEBANON
3 PLANNING BOARD
4 MINUTES
5 SPECIAL MEETING – SITE WALK
6 WEDNESDAY, JULY 29, 2020
7 343 MT. SUPPORT ROAD, LEBANON
8 5:30PM
9

10 MEMBERS PRESENT: Bruce Garland (Chair), Joan Monroe, Kathie Romano, Jim Winny
11 (Council Representative), and Gregorio Amaro (Alt.)
12

13 MEMBERS ABSENT: Tom Martz, Laurel Stavis, and Matthew Hall (Vice-Chair)

14 STAFF PRESENT: David Brooks (Planning Director), Tim Corwin (Senior Planner),
15 Brian Vincent (City Engineer)
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18
19 1. **CALL TO ORDER:** Chair Garland called the meeting to order at 5:37 PM.
20

21 A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.
22

23 Mr. Brooks shared the State directive and participation details for an in-person site walk meeting.
24 All Planning Board members were recognized.
25

26 2. **SITE WALK**
27

28 A. **SAXON PARTNERS (applicant) and ALFRED P. & LORALEE S. WEST (property**
29 **owners), 343 MOUNT SUPPORT ROAD (Tax Map 24, Lot 1), zoned R-1 & RL-3:**
30 Request for Site Plan Review to construct a proposed multi-family residential development
31 consisting of 250 dwelling units, together with parking, utilities, landscaping, access, and
32 other related site improvements. **#PB2020-11-SPR – *continued from the July 13, 2020***
33 ***Planning Board meeting; hearing to resume at the August 10, 2020 Planning Board***
34 ***meeting.***
35

36 Don Smith, Scott Haley, and Tom Greco of Saxon Partners, Dave Fenstermacher of VHB, and
37 Attorney Phil Hastings were present on behalf of the applicants. The Board received a plan of the
38 proposed project layout on an aerial photo, which included the field location of stakes identifying
39 the corners of the proposed buildings, portions of the northerly driveway access, and the edge of
40 the proposed wildlife corridor area.
41

42 Starting from a parking area along Mt. Support Road opposite the driveway into Timberwood
43 Commons, the Board walked up a driveway to the existing residence on the subject property, and
44 viewed the southern-most corners of proposed Building A. There were questions about the height
45 of the building and parking areas in that portion of the site, and the height of the proposed retaining
46 wall below the upper parking area. Mr. Fenstermacher noted that the building would comply with
47 the 45-foot height allowance for the R-1 zone and the retaining wall would be approximately 23
48 feet tall at the south end. It was noted that the finished floor of the building would be roughly 30-
49 35 feet above the level of Mt. Support Road.
50

51 The Board returned to the driveway and then followed a path through the former trailer park north
52 toward the location of the proposed Amenity Building. Questions were asked about the existing
53 trees and vegetation in the area of the building and how much would need to be cleared for
54 construction.
55

1 A question was asked about vegetation between Mt. Support Road and the parking area retaining
2 walls. Mr. Fenstermacher noted that existing vegetation would be retained as much as possible,
3 especially in wetlands along the roadway, and would be supplemented with additional plantings.
4

5 The Board continued to the northerly corners of proposed Building B, where the ridgeline was
6 noted near the northwesterly corner of the proposed building. It was noted that the ridge would
7 be cut back for building construction and to allow for the daylighting of an existing stream that
8 currently runs through an underground culvert in the area.
9

10 A question was asked about whether a shading study had been completed for the application. Mr.
11 Fenstermacher noted that a study had been completed using various times of day in various
12 seasons both with and without trees, but it had not been submitted to the Planning Board. Mr.
13 Fenstermacher noted that the hill behind the site rises higher and casts shadows before the
14 proposed building does.
15

16 The Board continued along the existing northern driveway alignment and noted the proposed
17 alignment would cut well into the adjacent slopes. Mr. Fenstermacher noted that the grade of the
18 driveway and adjacent sidewalk will comply with the ADA requirement of 5% for accessibility.
19

20 Questions were asked about the location and width of the wildlife corridor on the subject property
21 and on the Timberwood property across the street. Mr. Fenstermacher noted that the applicants
22 were providing a 300 foot strip along their northerly property boundary as recommended in the
23 Wildlife Corridor Study authored by Dr. Van de Poll on behalf of the City. Dr. Van de Poll, now
24 working on behalf of the abutting Timberwood property owners, noted that his recommendations
25 also referenced the culvert passing under Mt. Support Road, where the applicants are proposing
26 to direct drainage runoff.
27

28 Attorney David Grayck, on behalf of the Timberwood property owners, asked that Alan Saucier of
29 Pathways Consulting be permitted to present a sketch depicting the cross-section views of Mt.
30 Support Road from the northern Timberwood building to the proposed Saxon buildings. Chair
31 Garland indicated his intention to close the meeting on the subject property, but that Mr. Saucier
32 could discuss his sketches at a later time. The Chair also noted that the Planning Board members
33 and attendees could individually visit the Timberwood property after the conclusion of the meeting.
34

35 **3. ADJOURNMENT:**

36
37 ***A MOTION by Ms. Monroe to adjourn the meeting.***

38 ***Seconded by Ms. Romano.***

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40 ****The Motion was approved (5-0)***

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42 The meeting was adjourned at 6:42 pm.
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44
45 Respectfully submitted,
46 David Brooks
47 Planning & Zoning Director